

Attachment Two

Public Comments

This is a randomized list of public comments from multiple meetings and taken from committee minutes.

Sally Carver

- Advised the committee that many years ago, the Bank of NH property was owned by the same person who owned the property sold to the school where the Academy was built. The Bank of NH Property was offered for sale at the time, but it was not bought by the school or town as they weren't taking a long term view. We may have never bought the Lions Club if we had bought the Bank bldg. She recommends that the town now buy the Taylor Property and look at as putting money in the bank. Save it for the long term.
- Talked of the lack of adequate space for voting at the Life Safety Building.
- Suggested if a building were to be built that it be a “people” building, a multi-purpose bldg. It's adjacent to the school so no sidewalks would be needed. A multi-purpose building with many uses, seniors in one room, children activities in another with a space for activities large and enough for voting.
- Explained the scheduling issues at the Lions Club and that if the school were used it would cause about 62 classes to be canceled.

Josh Bartlett

- As a member of the CIPC recalled the Town Administrator's presentation and asked the question is it the role of the town government and the responsibility of the taxpayers to provide entertainment?
- 10 years ago we were told the Lions Club was the best piece of property in town and now if we don't buy this property we're doomed.
- He had no problem with a park or maybe even subdividing and selling the property.
- He also felt that there was plenty of square footage at the Lions Club for voting.

Jerry Hopkins

- Spoke of local, state and federal laws that guide how many booths are needed. Despite a declining population, the voter list has increased and additional booth will be needed come next national election.
- Stated that a property adjacent to the school and frontage on Rte. 25 in the village should be a no brainer for purchase.

Peter Jensen

- He felt the town could buy the property, develop a Village District Plan sought for many years by some members of the community, and then ensure future development of the property fell within the range of options outlined in the Village District Plan.
- We have an opportunity to control what the village will look like. If the community does not desire to control what the Village District will look like, then reasons for the town to purchase the property would seem limited to some justified need for added town building space or some justified need for access across the property that we do not have today.
- If we own it we have the option of using it for a location of a gym if that is what a majority in the community vote to do or, after developing a Village District Plan, we could lease or sell

the property to businesses and we could control what the appearance of the buildings would look like. We could end up recovering or maybe making money off of the property if we end up not building a gym.

Alan Ballard

- He understands Nancy's concerns and feels a strong case could be made for purchasing the property. Some are against it for exactly as Nancy explained that if we buy it we will build on it
- Mentioned that during the CIPC discussion of a possible gym the estimate was \$3 million and that scared people
- Felt that suggesting a feasibility study might be misinterpreted as meaning we need to find a use quickly.
- Suggested that the words " slowly and cautiously " be added to the report

Russ Wakefield

- Commented that discussion of saving the building was way beyond the scope of the committee.
- He suggested that perhaps the committee in the interest of time could divide and conquer and break out into groups to interview pertinent departments.
- The value of the property to the town is not in leasing it, but the location in the center of town is the real value.
- Stated that Center Harbor has put in a system to increase water availability and there insurance rates were reduced.

Joanne Coppinger

- Asked if the committee would look at only commercial uses or looking at all potential uses or town uses only. (All Potential uses)
- Commercial use would be less desirable then some sort of community use. Sees the property as a "hub" with great connectivity to the school.
- Stated she has heard conflicting information about the possible second access road, whether it was a good idea or a bad idea. (Input from the MPD would be requested)
- Asked if the committee was just going to list the uses or prioritize them. (She was advised they would be prioritized).

Joel Mudgett

- If the town decides to purchase this property, here are some possible uses for it
- Not speaking as a selectmen, felt that the town would not want to be in the business of leasing property.

Nancy Wright

- Asked about police presence to control traffic at the school. (Adequate per School District)
- Inquired about the use of other space in town for recreation uses. (Other locations already in use for various activities)
- Was concerned that if we buy this property people will already have decided to do something with it as happened with the Lions Club.
- Concerned that the cost for the possible uses will not be available before the vote at Town Meeting
- Commented that the use list is very nice, but has the committee noticed that hardly anyone is here this time of year and are shops viable in this town?
- We bought the Lions Club property and a year later there was a plan for a community center.

- Stated her concern that if we buy the property we will build something on it. Is the town responsible to provide recreation? She felt we have no common sense.

Beverly Nelson

- Stated that if we say there is no use it should also be made clear that it then can be used in any way it is zoned for including a Dollar Store. Cristina Ashjian commented that the committee would look foolish if it reports there was no use for the property.
- Commented that some of the uses mentioned in the list are services already provided around town like meals on wheels at the Lions Club and would not want to see duplication.

Bud Heinrich

- Town survey turned down buying land for recreation by an almost 2 to 1 margin
- Need a site plan of town and school property
- Commented that the town should have a specific need already identified before buying any property.
- Thought the term “no compelling use” would be good compromise
- (Email)Thank you all for putting your time in on this matter. It is a shame that your committee charge prevents you from contributing a solution to the complete issue.
- Felt that establishing a cistern in the village would impact fire insurance rates as having a volunteer fire department trumps everything else.

Maggie Stier

- (NH Preservation Alliance) who was a member of the Village Charrette team and a resident of Wolfeboro commented that if the town doesn't purchase the property anything can happen there within the zoning ordinance.
- If the town does buy it can control what happens there and reusing that building could be a requirement.
- She commented that she would like to be a resource to the town in this decision.

Ken Tatro

- Asked if the uses were from the Master Plan and do they mesh with the Master Plan.

Richard Plaisted

- Stated that there is a pond at the old Troop E building and all it needs is to have the old draft site fixed and that Chief Bengtson should address this as well and there are a lot of hydrants in this town that have not been take care of since he left the department.